

2020 Annual Action Plan

Sandy Springs, GA



DRAFT

**U.S. Department of Housing and Urban Development
Atlanta Regional Office
Five Points Plaza Building
40 Marietta Street
Atlanta, GA 30303**



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Annual Action Plan provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The Consolidated Plan is a 5-year plan which describes the City's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions, and available resources.

In March 2020, Georgia was affected by the COVID-19 pandemic. In order to lessen the impact of the virus, the City of Sandy Springs along with many other local municipalities, issued a shelter-in-place order. This was done in the interest of public health, however it has led to negative economic impacts. In April 2020, it was announced that in addition to the City's normal grant allocation, an additional grant would be awarded to the City as part of the CARES Act. It was determined that for the 2020 program year, that the COVID-19 pandemic response could be a possible use of the available funding, should the need arise.

2. Summarize the objectives and outcomes identified in the Plan

The Needs Assessment identified Public Improvements and Infrastructure and Public Service as the priority needs for the City. The City has determined that completion of the Roswell Road Multiyear Sidewalk Project, begun under the previous Consolidated Plan, will be the initial project for the 2018-2022 Consolidated Plan and the 2020 program year. The CDBG Program for this project will fulfill the Suitable Living Environment objective and Availability/Accessibility outcome of the CPD Performance Measurement Framework. Any future Public Service projects will also be required to fulfill one of the three objectives [(1) Decent, Affordable Housing, (2) Suitable Living Environment, and (3) Economic Opportunities] and the three outcomes [(1) Availability/Accessibility, (2) Affordability, and (3) Sustainability].

Section 108 Loan Guarantee Program

CDBG regulations 24 CFR Part 570.700 describe a process whereby Sandy Springs can leverage up to 5 times its most recent CDBG allocation from HUD to increase the impact of its CDBG funds and benefit to LMI residents.

In the summer of 2017, the City applied for an advance on its future CDBG allocations permitted under the Section 108 Loan Program in order to, more efficiently, complete Phase III of the South Roswell Road Multiyear Project. Phase III includes the design, construction, right-of-way appraisals and acquisition, utility relocations, and installation of street lighting, handicapped ramps and brick pavers on the west side of Roswell Rd from Long Island Drive to Stewart Drive (Sub-Phase I) and from Stewart Drive to Northwood Drive (Sub-phase II), which are identified LMI (low/moderate income) target areas.

In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of \$2.8 million. The Section 108 Loan Guarantee Program funds represent the infusion of a considerable amount of funding at once that will have a direct benefit on the LMI residents of the City.

For the 2020 Program Year, Staff anticipates using the totality of Section 108 funds to finalize the construction of Phase III within of the South Roswell Road Multiyear Sidewalk Project within the LMI target areas.

Staff previously anticipated using the 2020 grant allocation to defease the Section 108 loan debt. However, the City is now preparing for the possible use of the 2020 grant allocation to ameliorate negative economic impacts resulting from the COVID-19 pandemic. And, if needed, the City may target up to 15% of the CDBG funds currently on hand and what may be awarded to the City in 2021 to further assist in economic recovery, should the need arise.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Sandy Springs began its participation in HUD's CDBG Program in 2008 and the City's 2008-12, 2013-2017, and 2018-2022 plan identified a single priority throughout the program: infrastructure improvements. Consequently, a multiyear sidewalk program was developed for the Northern Portion of Roswell Road corridor between Dalrymple Road and the Chattahoochee River. The Roswell Road Multiyear Sidewalk Project (North), Phase I, was completed in 2013.

Under the Phase I of the Roswell Road Multiyear Sidewalk project (North), the City was able to construct 1.5 miles of sidewalks from Dalrymple Road to Northridge Road, and another 2 miles under Phase II from Northridge Road to the Chattahoochee River. Both phases included the installation of street lights, ADA ramps, brick pavers, and landscaping. Additionally, under Phase II the City completed sidewalk improvements on the north side of Hightower Trail to the Community Assistance Center, the City's largest non-profit public service provider. Phase II was completed in 2016.

In 2019, design, right-of-way and the bid process were completed for Sub-phase I. The streetscape improvements and the right-of-way acquisition is still in progress for Sub-phase II. Staff anticipates

starting construction for Sub-phase I and get the design and right-of-way acquisition completed for Sub-phase II.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Sandy Springs adopted its Citizen Participation Plan in 2006. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program, and the evaluation of the program's annual performance.

In conformance with the Citizen Participation Plan, the City held the required public hearings and meetings to solicit comments on community needs as part of the development of the Annual Action Plan. Those meetings were as follows:

1. Public Hearing and Program Update on Tuesday, February 18, 2020, at 6:00 p.m. (Sandy Springs City Hall)

2. Public Hearing, Draft Review, and Public Comment Period Announcement on Thursday, May 7, 2020, at 4:00 p.m. (Sandy Springs Virtual Meeting)

3. Public Hearing and Annual Action Plan Adoption on Tuesday, May 19, 2020 at 6:00 p.m. (Sandy Springs Virtual Meeting)

In addition to receiving public comments and consulting with these agencies, the City of Sandy Springs has maintained a webpage <http://spr.gs/cdbg1> dedicated to the CDBG Program and the planning and reporting documents in an effort to broaden public participation in the City's process. The City also has a dedicated email address (cdbgprogram@sandyspringsga.gov) to allow for questions or comments to be sent to the City on any aspect of the CDBG program to give the community easy access to CDBG Program information.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments have been submitted at this time.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were accepted by the City during the Citizen Participation process.

7. Summary

Based on the current situation, the City has determined that, should the need arise, it may use its CDBG allocation for and will utilize its CARES Act allocation for the 2020 program year for the COVID-19 response. And, if needed, the City desires the ability to target up to 15% of the CDBG funds currently on hand and what may be awarded to the City in 2021 to further assist in economic recovery. The City wants to position itself to fund activities that ameliorate the negative economic impacts of the virus on Sandy Springs residents and businesses, with an emphasis on assisting low income citizens, should the need arise. To accomplish this, the City plans to distribute funds to local non-profits that serve those who are of low or moderate income as well as provide economic development loans to small businesses that serve or employ those who are of low or moderate income. The City will also explore other ways that comply with HUD guidelines to assist in the pandemic response, should they arise.

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SANDY SPRINGS	
CDBG Administrator	SANDY SPRINGS	Department of Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The City of Sandy Springs Community Development Department is the lead agency responsible for planning, implementation and performance reporting for the Community Development Block Grant (CDBG) Program that is covered by this Consolidated Plan. The City will be the administrator of all projects, programs and other activities funded with annual CDBG entitlement funds.

City of Sandy Springs
Department of Community Development
1 Galambos Way
Sandy Springs, GA 30350
770-730-5600
www.sandyspringsga.gov
Ginger Sottile, Director of Community Development

Consolidated Plan Public Contact Information

For additional information, email cdbgprogram@sandyspringsga.gov or call 770-730-5600.

Website: <http://spr.gs/cdbg1>

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City's Citizen Participation Plan, adopted in 2006, served as the first step in the qualification process for the CDBG program. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program and the evaluation of the program's annual performance. As required by the Citizen Participation Plan, the City consulted with a broad spectrum of service providers, nonprofit agencies and residents in the identification of community needs that may be eligible for consideration as five-year goals for the Consolidated Plan and the CDBG program. For the Annual Action Plan, the City contacted local public service agencies & advertised the required public hearing as outlined in the Citizen Participation Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Metro Atlanta Tri-Jurisdictional Collaborative Continuum of Care was dissolved in 2013, this led to the creation of Fulton County Homeless Continuum of Care (CoC) in 2014. Since the CoC was formed, a board has been created and members appointed in 2015. The City of Sandy Springs will continue to support the efforts of Fulton County CoC.

The 2017 Fulton County CoC Homeless Census Report captures inventory of homeless housing options covering the cities within South and North Fulton County, excluding the City of Atlanta. Data specific to Sandy Springs is not available. An inventory of units available for homeless citizens is outlined in the report, which is included in the Appendix to this Action Plan. Sandy Springs will continue to rely on and support Fulton County to continue addressing homeless needs.

The following facilities have been identified in the Sandy Springs area as providing some form of homeless or housing assistance. Several of these organizations were consulted as a part of the Needs Assessment process for this Action Plan.

1. Community Assistance Center, Inc.
1130 Hightower Trail, Sandy Springs, GA 30350
<http://www.ourcac.org/>, 770-552-4889

Offers emergency assistance to families in need, including financial, food, clothing and referrals. To aid in serving the community, CAC was the recipient of DCA ESG funds in 2007 to assist the homeless. The CAC received \$20,000 for prevention of homelessness and short-term homeless care to provide support

for those threatened with homelessness and those leaving incarceration. CAC data indicates that many of those served were once Sandy Springs residents prior to becoming homeless. Additionally, the City of Sandy Springs has provided the CAC an annual grant in the amount of \$100,000 since 2010 to support its programs.

2. The Drake House

10500 Clara Drive, Roswell, GA 30075

<http://www.thedrakehouse.org/> 770-587-4712

Provides 15 transitional housing units for up to 90 days to homeless single mothers with one or more children and provides life skills classes such as job readiness, personal finances, parenting skills, computer skills, and health and wellness.

3. HomeStretch

89 Grove Way, Roswell, GA 30075

<http://www.homestretch.org/> 770-642-9185

Provides 27 transitional housing units for nine to twelve months to a homeless family or a family immediately threatened with being homeless with children and also provides life skills classes

4. Mary Hall Freedom House

8995 Roswell Road, Sandy Springs, GA 30350

<http://www.maryhallfreedomhouse.org/> 770-642-5500

Provides transitional housing units along with substance abuse treatment for women and women with children.

5. Sandy Springs Mission

850 Mount Vernon Highway NW, Sandy Springs, GA 30327

<http://sandyspringsmission.org/> 404-943-1540

Provides after-school programs and food/clothing assistance.

6. Sandy Springs United Methodist Church

86 Mount Vernon Hwy, Sandy Springs, GA 30328

<http://www.ssumc.org/> 404-255-1181

This church provides clothing to persons in need and community meals bimonthly.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

N/A

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Child Development Association
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
2	Agency/Group/Organization	THE DRAKE HOUSE, INC.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
3	Agency/Group/Organization	FAMILIES FIRST
	Agency/Group/Organization Type	Services-Children Services-Health

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
4	Agency/Group/Organization	Community Assistance Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
5	Agency/Group/Organization	U-Hope CDC, Inc.
	Agency/Group/Organization Type	Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
6	Agency/Group/Organization	MARY HALL FREEDOM HOUSE
	Agency/Group/Organization Type	Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
7	Agency/Group/Organization	Atlanta Regional Commission
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.

8	Agency/Group/Organization	Georgia Department of Community Affairs
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
9	Agency/Group/Organization	Homestretch
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
10	Agency/Group/Organization	Friends of the Sandy Springs Library
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs General Needs Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
11	Agency/Group/Organization	Heritage Sandy Springs
	Agency/Group/Organization Type	Community non-profit organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
12	Agency/Group/Organization	Sandy Springs Mission
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
13	Agency/Group/Organization	JEWISH FAMILY & CAREER SERVICES, INC.
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
14	Agency/Group/Organization	CENTER FOR PAN ASIAN COMMUNITY SERVICES, INC.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
15	Agency/Group/Organization	Los Ninos Primero
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.

16	Agency/Group/Organization	Sharon Community Church
	Agency/Group/Organization Type	Church
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
17	Agency/Group/Organization	Sandy Springs Christian Church
	Agency/Group/Organization Type	Church
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
18	Agency/Group/Organization	CITY OF ATLANTA
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
19	Agency/Group/Organization	CITY OF ROSWELL
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
20	Agency/Group/Organization	COBB COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
21	Agency/Group/Organization	City of Dunwoody
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
22	Agency/Group/Organization	City of Brookhaven
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
23	Agency/Group/Organization	FULTON COUNTY
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.

Identify any Agency Types not consulted and provide rationale for not consulting

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC converted its public housing property, the Allen Road Mid-Rise (now called Sterling Place), located at 144 Allen Road, to the Project Based Vouchers and the Rental Assistance Demonstration (RAD) Program in 2013, rehabilitation construction was completed in February 2016. The HAFC administers 34 Housing Choice Vouchers (formerly Section 8) within the City of Sandy Springs. The City maintains an ongoing relationship with the HAFC.

For the period of this Consolidated Plan the City will not be undertaking housing activities funded through CDBG, however the City will continue to cooperate with the HAFC. HAFC has proposed and received support from the City on the rehabilitation and addition of units at the Allen Road Midrise and the disposition of the Belle Isle Apartments, which are functionally obsolete.

Business and civic leaders were not consulted because the main priority need for the City has been identified as infrastructure improvements.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Fulton County Homeless Continuum of Care	The common goal is to find more specific homeless data for Sandy Springs. The 2017 Fulton County CoC Homeless Census Report provides data for the entire county and is not specific to the city. The data found in this report is so broad that the City is unable to base a specific homelessness strategy on the data provided.

Narrative (optional)

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC also operates the Allen Road Mid-rise property, a 100 unit senior and disabled housing development at 144 Allen Road, which was converted from Public Housing to the Project Based Vouchers under the Rental Assistance Demonstration (RAD) in 2013. The City maintains an ongoing relationship with the HAFC.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Sandy Springs adopted its Citizen Participation Plan in 2006. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program, and the evaluation of the program's annual performance.

In conformance with the Citizen Participation Plan, the City held the required public hearings and meetings to solicit comments on community needs as part of the development of the Annual Action Plan. Those meetings were as follows:

1. Public Hearing and Program Update on Tuesday, February 18, 2020, at 6:00 p.m. (Sandy Springs City Hall)
2. Public Hearing, Draft Review, and Public Comment Period Announcement on Thursday, May 7, 2020, at 4:00 p.m. (Sandy Springs Virtual Meeting)
3. Public Hearing and Annual Action Plan Adoption on Tuesday, May 19, 2020 at 6:00 p.m. (Sandy Springs Virtual Meeting)

The City of Sandy Springs has maintained a webpage <http://spr.gs/cdbg1> dedicated to the CDBG Program and the planning and reporting documents in an effort to broaden public participation in the City's process. The City also has a dedicated email address (cdbgprogram@sandyspringsga.gov) to allow for questions or comments to be sent to the City on any aspect of the CDBG program to give the community easy access to CDBG Program information.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community		Ads were run in the City's legal organ for the Public Hearing February 18, 2020, the Public Comment Period May 7, 2020 - May 12, 2020, and Adoption Public Hearing May 19, 2020	.	
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish	n/a	Ads were run in the paper Mundo Hispanico for the Public Hearing February 18, 2020, the Public Comment Period May 7, 2020 - May 12, 2020, and Adoption Public Hearing May 19, 2020	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3.	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	n/a	Website provided information for public hearing February 18, 2020, the Public Comment Period May 7, 2020 - May 12, 2020, and Adoption Public Hearing May 19, 2020.	n/a	http://spr.gs/cdbg1

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Electronic Mailings	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	n/a	Request for comments for the Public Comment Period May 7, 2020 - May 12, 2020, and information provided on the adoption of the Action Plan on May 19, 2020.	n/a	

Table 3 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City anticipated receiving \$550,000 (this amount is an estimation) of CDBG funds to be available in 2020 for the selected Capital Improvement Project (CIP).

In April 2020, the City received an additional \$384,260 of funding specifically for COVID-19 pandemic relief as part of the CARES Act. The City also received its normal CDBG allocation, totaling \$653,208 for the 2020 program year.

In Summer 2017, the City applied the Section 108 loan to obtain alternative financing in order to complete in a single effort the Phase III of the South Roswell Road Multi Year Project.

In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of \$2.8 million.

The Section 108 funds will be used to finalize the design and construction of streetscape improvements as part of the South Roswell Road Multiyear Sidewalk Project (Phase III) in the City's CDBG target areas that are designated Low and Moderate Income (LMI) Census Tracts as shown on the attached map (Exhibit C).

However, the 2020 grant allocation is still anticipated to be used to defease the Section 108 loan debt, but wants to be able to utilize some or all of the 2020 grant allocation and all of the CARES Act allocation for the COVID-19 pandemic response. The City plans to distribute funds to local non-profits that serve those who are of low or moderate income as well as provide economic development loans to small businesses that serve

or employ those who are of low or moderate income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	653,208	0	627,731		TBD	Funds to be used to defease the Section 108 loan debt, but may also be used to provide grants for local non-profits and economic development loans for local businesses
Section 108	public - federal	Acquisition Public Improvements Public Services	2,872,000	0	0	2,872,000	2,872,000	Priority to be given to infrastructure projects in LMI target areas.
CARES Act	public-federal	COVID-19 pandemic response	384,260	0	0	384,260	384,260	Priority to be given to providing grants for local non-profits and economic development loans for local businesses

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

For 2020, CDBG funds will not be leveraged with other private, state, or local funds. There are no matching requirements for the CDBG Program.

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

For Phase III, the proposed sidewalk improvements would potentially require land acquisition on both sub-phases (sub-phase I and sub-phase II). However, there is no anticipated use of publically owned land as part of the COVID-19 response.

Discussion

No additional discussion at this time.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	Public Improvements & Infrastructure	2019	2022	Non-housing community development	52.5 % LMI Census Tracts	Public Improvement & Infrastructure	\$TBD	Public facility or infrastructure activities other than low/moderate income housing. Benefit: 4830 Persons Assisted
2.	COVID-19 Pandemic Response	2020	TBD		n/a	Public Service and Economic Development	\$653,208 & an additional CARES Act allocation of \$384,260	Public service and economic development activities that aid in COVID-19 relief. Benefit: Clients at local non-profits and local businesses (low to moderate income employees and/or clients)

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Public Improvements and Infrastructure
	Goal Description	The project will improve connectivity in CDBG target areas along the Roswell Road transportation corridor. Ultimately, the City desires to construct 1.2 miles of sidewalk to improve the network in the identified target areas, install required ADA improvements and make other improvements to the existing sidewalk network where none currently exists. Streetscape (Phase III) improvements will take place along Roswell Road . The sub-phase 1 segment will include sidewalks on the west side of Roswell Road/SR 9 between Long Island Drive to Stewart Drive Sub-phase 2 segment will include sidewalks on the west side of Roswell Road/SR 9 between Stewart Drive and Northwood Drive.
2	Goal Name	COVID-19 Pandemic Response
	Goal Description	The City will allow local non-profits to apply for grants to aid them in their response to the COVID-19 pandemic. For a non-profit, this may include providing funding assistance to families affected by COVID-19 job loss with rent or utility payments or making improvements to their facilities that allow them to better and more efficiently serve the community. The City will also consider economic development loans to small businesses that serve or employ those who are of low to moderate income. The City will also explore other ways that comply with HUD guidelines to assist in the pandemic response, should they arise.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Sandy Springs began its participation in HUD's CDBG Program in 2008 and the City's 2008-12, continued under the 2013-2017 plan, identified a single priority for the first five years of its program: infrastructure improvements. Phase I and Phase II of the multi-year sidewalk project in the north-end of Roswell Road was completed. Now design and construction work have commenced for Phase III of the south-end portion of Roswell Road. In light of the recent pandemic, the City has determined that for the 2020 program year, the priority project still be used to fund the Roswell Road sidewalk project, but may be utilized for the COVID-19 response. The Strategic Plan adopted in the 2018-2022 Consolidated Plan

will be concurrently amended to reflect this possible shift in funding.

In summer 2017, the City applied for the Section 108 loan to obtain alternative financing in order to complete in a single effort the Phase III of the South Roswell Road Multi Year Project.

In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of \$2.8 million.

The Section 108 funds will be used in the 2020 Program Year to finalize the design and construction of streetscape improvements as part of the South Roswell Road Multiyear Sidewalk Project (Phase III) in the City's CDBG target areas that are designated Low and Moderate Income (LMI) Census Tracts. The 2020 grant allocation was originally anticipated to be used to defease the Section 108 loan debt. However, as stated above, the 2020 grant allocation may shift towards funding the COVID-19 response, and the additional CARES Act allocation will be used for the COVID-19 response.

Projects

#	Project Name
	Section 108 S Roswell Road Multiyear Sidewalks
	COVID-19 Pandemic Response

Table 6 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In light of the recent pandemic, the City has determined that for the 2020 program year, the priority plan emphasis will be the COVID-19 response. The Strategic Plan adopted in the 2018-2022 Consolidated Plan will be concurrently amended to reflect this new project, as well as the possibility of diverting funds from the City's 2020 grant allocation to help support in the COVID-19 pandemic response.

AP-38 Project Summary

Project Summary Information

1	Project Name	Section 108 S Roswell Road Multiyear Sidewalks
	Target Area	52.5 % LMI Census Tracts
	Goals Supported	Public Improvements and Infrastructure
	Needs Addressed	Public Improvement & Infrastructure
	Funding	CDBG: \$TBD
	Description	Phase III of the South Roswell Road Multiyear Project will include the design, inclusive of environmental work, and right-of-way acquisition for street scape improvements along Roswell Rd.. See attached map of the selected areas for the pedestrian sidewalk improvements. Construction will include newly acquired right-of-way, some demolition of existing sidewalks, modification to utility vaults, and other minor alterations. Phase III will include two sub-phases: Sub-phase 1 and Sub-phase 2. The Sub-phase 1 segment will include sidewalks on the west side of Roswell Road/SR 9 between Long Island Drive and Stewart Drive. Sub-phase 2 segment will include sidewalks on the west side of Roswell Road/SR 9 between Stewart Drive and Northwood Drive.
	Target Date	5/1/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,830 families will benefit from the proposed activities.
	Location Description	Roswell Road Corridor in Sandy Springs from Roswell Road to GA-400 on Northridge Road & Roswell Road South of I-285, from Long Island Drive to Stewart Drive and from Stewart Drive to Northwood Drive.

	Planned Activities	The goal of South Roswell Road Sidewalk Project is to complete the sidewalk network in the qualified target areas along the Roswell Road corridor to improve pedestrian access to commercial and retail services, City parks, public transit, the North Fulton County Service Center and other services. To complete this project, damaged walkways will be replaced and areas lacking sidewalks will have new sidewalks installed. All sidewalk improvements will meet the ADA design standards, along with the City's Suburban Overlay District Standards. The overlay district standards require paving accents, street lighting, landscaping and other improvements to complete the sidewalk network.
2	Project Name	COVID-19 Response
	Target Area	n/a
	Goals Supported	COVID-19 Response
	Needs Addressed	Public Service and Economic Development
	Funding	CDBG: \$653,208 CARES Act: \$384,260
	Description	The City will allow local non-profits to apply for grants to aid them in their response to the COVID-19 pandemic. For a non-profit, this may include providing funding assistance to families affected by COVID job loss with rent or utility payments or making improvements to their facilities that allow them to better and more efficiently serve the community. The City will also consider economic development loans to small businesses that serve or employ those who are of low to moderate income. The City will also explore other ways to assist in the pandemic response that comply with HUD guidelines, should they arise.
	Target Date	n/a
	Estimate the number and type of families that will benefit from the proposed activities	Families that are served by local non-profits and low to moderate income employees and clients of local businesses.
	Location Description	City of Sandy Springs

	Planned Activities	<p>The City will allow local non-profits to apply for grants to aid them in their response to the COVID-19 pandemic. For a non-profit, this may include providing funding assistance to families affected by COVID-19 job loss with rent or utility payments or making improvements to their facilities that allow them to better and more efficiently serve the community. The City will also consider economic development loans to small businesses that serve or employ those who are of low to moderate income. The City will also explore other ways to assist in the pandemic response that comply with HUD guidelines, should they arise.</p>
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Phase III of the Roswell Road Multiyear Sidewalk Project will be completed in qualified target areas along the Roswell Road corridor. Phase III will be completed in two sub-phases: Sub-phase I along Roswell Road from Long Island Drive to Stewart Drive, and Sub-Phase II from Stewart Drive to Northwood Drive, specifically within Census Tracts 010212-1, 010212-3, 010113-2, 010113-1, 010114-1, and 010114-3. 2020 CDBG funds will most likely be used to defease the Section 108 loan that funds the above described projects in the stated locations. However, the City may be targeting low to moderate income individuals through public service grants and economic development loans, should the need arise.

Geographic Distribution

The geographic allocation of the City's CDBG funds is guided by the determination that these funds can have the greatest impact when targeted to specific areas and leveraged with other local, state and federal investments. The CDBG LMI target area map is attached. As provide for at 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities. For the 2020 program year, specific census tracts will still be targeted – as the funds will most likely be utilized for projects in these target areas. As well, the City will be targeting low to moderate income individuals through public service grants and economic development loans.

Target Area	Percentage of Funds
52.5 % LMI Census Tracts	100

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The geographic allocation of the City's CDBG funds is be guided by the determination that these funds can have the greatest impact when targeted to specific areas and leveraged with other local, state and federal investments. The CDBG LMI target area map is attached. As provide for at 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities.

For the 2020 program year, for the project COVID-19 Pandemic Response, the City is not specifically allocating investments geographically as it is not the best strategy for distributing relief funds though the funds will most likely be utilized for projects in these target areas. As well, the City will be targeting low

to moderate income individuals through public service grants and economic development loans.

Exception Status

It is important to also note that since 2008 HUD granted the City of Sandy Springs exception status based on the upper quartile calculation that permits the City to apply an LMI (low/moderate income) Area Benefit threshold of 42.75% to these project activities in the designated target areas. In 2019, the City lost the exception status, as its upper quartile threshold became 52.5%. The map attached illustrates the U.S. Bureau of the Census Tracts where at least 52.5 % of the resident population in Sandy Springs is LMI.

Discussion

The sidewalk project will improve pedestrian access to jobs, commercial and retail services, City parks, public transit, and other services for the Target Area. The project, COVID-19 Response, will help ameliorate the negative economic impacts of the current pandemic.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

According to the 2012-2016 American Community Survey 5-year Estimates, approximately 53.4% of the units of the City are renter-occupied. The market conditions do not indicate a need for new unit production. However, the Needs Assessment section of the Consolidated Plan indicates the availability of affordable units and cost burden are the issues. A study of existing housing data from the Census and other sources indicates the highest priorities for unmet needs are associated with small related and elderly households.

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	N/A
Non-Homeless	N/A
Special-Needs	N/A
Total	N/A

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	N/A
The Production of New Units	N/A
Rehab of Existing Units	N/A
Acquisition of Existing Units	N/A
Total	N/A

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

The City's affordable housing strategy highlighted steps taken by the City to limit barriers to affordable housing, such as adopting Zoning Ordinances that allow for mixed-use, mixed-housing developments.

The Next 10 Comprehensive Plan identifies that current housing market tends toward either expensive, large-lot single-family homes, or aging rental apartments, resulting in the "missing middle," meaning little housing supply for middle-class earners. As demand for rental apartments and for-sale housing continues to increase, the City will need to expand its housing options to accommodate different housing preferences or residents such as the elderly, disabled, and millennials. The Next 10 has set priority actions such as exploring workforce-housing policies and zoning ordinances to incentivize the

development of workforce housing. As part of the implementation of the priority actions stated in the Next 10.

The Next 10 Comprehensive Plan adopted in February 2017 has addressed housing needs and opportunities. The following are the priority actions stated in the in the Housing chapter of the Next 10 Plan:

- 1. Preserve existing single-family neighborhoods.*
- 2. Increase supply of housing and range of housing choices.*
- 3. Promote workforce and mixed-income housing.*
- 4. Provide housing options to complement local employment growth and improve the city's jobs-housing balance.*
- 5. Provide housing for seniors and other special-needs populations.*
- 6. Focus new housing supply in mixed-use areas.*

The Next Ten Comprehensive Plan also adopted housing activities that seek to increase housing choices and supply as well as promote workforce and mixed-income housing options, in particular the following actions address affordability:

H-B1.1. Adopt a workforce housing definition and policy. Analyze options and prepare a white paper, including financial feasibility.

H-B1.2. As part of the Sandy Springs Development Code, establish zoning to encourage both more housing and a greater range of housing choices including workforce housing.

H-B3.5. Provide resources and assistance to encourage the redevelopment of older apartment complexes to include greenspace, small-lot, cottage style single family homes, and other owner occupied housing where feasible.

A new development code was adopted in August 2017, which provides incentives such as height bonuses in exchange for affordable workforce housing units.

The City established the North End Revitalization Task Force in February 2018 responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing.

In January 2019, the Task Force submitted a plan for the north-end revitalization, which included among other recommendations “a variety of housing types and prices that maintains the diversity the North End already has and invites others to move there.”

AP-60 Public Housing – 91.220(h)

Introduction

The City does not plan to undertake capital improvements that directly affect public housing.

Actions planned during the next year to address the needs to public housing

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC converted its Allen Road Mid-Rise its public housing property located at 144 Allen Road, to the Project Based Vouchers and the Rental Assistance Demonstration (RAD) Program in 2013, rehabilitation construction was completed in February 2016. The HAFC administers 34 Housing Choice Vouchers (formerly Section 8) within the City of Sandy Springs. The City maintains an ongoing relationship with the HAFC.

As stated in the Next 10 Comprehensive Plan the City will "maintain strong relationships with the Housing Authority of Fulton County (HAFC) and other local organizations that specialize in providing programs such as housing vouchers, home repair, or retrofit assistance, and other services for senior residents, the disabled, and other special-needs populations." (Page 167)

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City does not plan to take any actions to encourage resident participation in public housing management and/or homeownership programs at the facilities managed by the Housing Authority of Fulton County (HAFC).

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

n/a

Discussion

Though the City will not undertake any direct public housing activities during 2020, the sidewalk programs which will result from CDBG funding will improve mobility and accessibility in the area.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

With respect to homelessness, the Annual Action Plan must include the jurisdiction's strategy for reducing and ending homelessness through:

- (1) Helping low-income families avoid becoming homeless;
- (2) Reaching out to homeless persons and assessing their individual needs;
- (3) Addressing the emergency shelter and transitional housing needs of homeless persons; and
- (4) Helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to support agencies in the area that provide homeless and other services to low and moderate-income individuals. While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a \$100,000 grant from its general fund to the Community Assistance Center annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals. Additionally, the proposed sidewalk project will provide improved access to these types of agencies and supportive services. In the 2020 program year, the City proposes to provide additional grant funds to the CAC to assist the non-profit in responding to the negative impacts of the pandemic.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's strategy is to continue to support Public Service agencies located within the City such as the Community Assistance Center. In late 2006, the CAC, at the encouragement of the Northwood Neighborhood Association, submitted an application for Emergency Shelter Grant funds to expand services to the community. A \$20,000 DCA ESG grant was received by the CAC in 2007. In the 2020 program year, the City proposes to provide additional grant funds to the CAC to assist the non-profit in responding to the negative impacts of the pandemic.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

While there are agencies that provide homeless services and housing options in Sandy Springs and North Fulton County, the need “gaps” identified in the 2013 Metro Atlanta Tri-Jurisdictional Continuum of Care Homeless Census Report cover the metro area – not just Sandy Springs. Therefore, without data that clearly documents homeless needs specific to Sandy Springs it is difficult to discuss such needs. It is also important to note that according to the 2013 Metro Atlanta Tri-Jurisdictional Collaborative for the Homeless point-in-time homeless census, 87% of the homeless individuals identified were in the city of Atlanta, 8% in DeKalb county and 5% in Fulton County (outside the city of Atlanta). This would lead to an assumption that in comparison to surrounding jurisdictions, Sandy Springs could be expected to have very few homeless.

Additionally, the 2017 Fulton County CoC Homeless Census Report captures inventory of homeless housing options, however data specific to Sandy Springs is not available. An inventory of the homeless units available is outlined in the report, which is included in the Appendix. There is a total of 119 emergency shelter beds and 145 transitional housing beds as of 1/26/17 (page 15) in South and North Fulton County, excluding the City of Atlanta. In 2017, the total of all sheltered people in households reached to 203 people (page 4). The report provides, these numbers at the county level, but does not break it down by local jurisdiction, therefore it is difficult to assess the specific homeless needs in the city. As such, the City has not proposed a strategy for rapid-rehousing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons. This is due largely to the lack of existing data on homeless people in the City. Furthermore, the City does not have a strategy at the present time to help families and individuals at risk of becoming homeless.

Additionally, the 2012-2016 American Community Estimates, among the civilian noninstitutionalized population, the City has close to 6,493 residents with a disability. Of the City’s disabled population, the largest groups were related to physical disabilities. Although the City is not proposing to add any special needs housing, the plan to improve pedestrian mobility in the target areas will benefit disabled residents as well. The Next 10 Plan sets as one of its actions to “*avoid regulations and practices that*

would discourage the provision of housing for persons with disabilities” (167)

Discussion

For the period of this Consolidated Plan, the City’s strategy for addressing the homeless needs identified is to better document the specific needs of the homeless in Sandy Springs, separate from those reported for the Tri-Jurisdictional area that includes the city of Atlanta, Fulton and DeKalb Counties combined. This is a necessary strategy to develop a measured and thoughtful approach to addressing these needs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City's Analysis of Impediments to Fair Housing (AI) outlines as a key issue impacting the development of affordable housing and residential investment.

3. Lack of Available Land for Development.

The 2007-20 Comprehensive Plan was recently updated in February 2017 through the adoption of the Next Ten Comprehensive Plan, unlike the 2007-2027 Comprehensive Plan, the Next Ten Plan projects that the City's population will grow by 43% or 45,213 people between 2016 and 2040. The city still is impacted by the lack of available land for new development, as available vacant land is undevelopable due to topography limitations and the location and preservation of existing natural resources. Despite this, the city continues to experience significant pressure for residential and commercial development, which will most likely lead new redevelopment to occur by replacing old land uses for new ones in underutilized areas of the city where aging buildings, shopping centers, and parking lots are located.

As population grows in the city, additional housing supply will need to be available. This is illustrated by the following quote from the Next Ten Comprehensive Plan:

"While there is demand for much more growth, the scarcity of available land and high land costs—combined with the need to protect neighborhoods, green space and natural assets—imposes a ceiling on this potential and places a premium on each opportunity for change. This requires utilizing land more efficiently, thoughtfully and strategically through a more compact community form and a greater mixing of land uses. Meanwhile, new housing options will be required to meet the needs of growing demographics, such as millennials, empty-nesters and seniors, many of whom prefer to live in more urban, compact and walkable environments with a mix of uses. At the same time, there is a need to accommodate members of the Sandy Springs workforce and potential residents who cannot afford to live in the city with smaller-lot single-family housing options and townhomes." (Page 43)

The Next Ten Comprehensive Plan notes that the housing stock in Sandy Springs is predominantly multifamily and aging. While the age of some of the developments in the City makes them inherently affordable, it also makes these units obsolete. The Sandy Springs City Council has adopted policies and regulations such as the Apartment Inspection Ordinance to ensure that property owners are maintaining their properties in a safe and sanitary state consistent with the International Property Maintenance Code and other regulations.

The City has taken steps towards limiting barriers to affordable housing, such as adopting Zoning Ordinances that allow for mixed-use, mixed-housing developments, the City in its AI highlighted the following recommendation for future policy development:

Annual Action Plan

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7. Future Comprehensive Plan updates should analyze opportunities to directly incentivize the inclusion of mixed-income housing in future redevelopment projects consistent with Sandy Springs' policies.

This recommendation has been addressed through the adoption of the Next Ten Comprehensive Plan adopted in February 2017. It states the following priority actions for housing needs:

A. Preserve established single-family neighborhoods

H-A1.1. Implement measures to preserve established single-family neighborhoods.

B. Provide more quality housing and offer a greater range of housing choices

H-B1.1. Adopt a workforce housing definition and policy. Analyze options and prepare a white paper, including financial feasibility.

H-B1.2. As part of the Sandy Springs Development Code, establish zoning to encourage both more housing and a greater range of housing choices including workforce housing.

H-B1.3. Adopt a workforce housing ordinance specifying the number/percentage of units to be set aside as workforce housing and the size of projects to which this requirement applies.

H-B1.4. Prepare update to the City's Consolidated Plan per HUD requirements. Include housing resources program as part of update.

H-B3.5. Provide resources and assistance to encourage the redevelopment of older apartment complexes to include greenspace, small-lot, cottage style single family homes, and other owner occupied housing where feasible.

C. Incorporate residential uses in mixed-use areas

H-C1.1. As part of the Sandy Springs Development Code, establish zoning to encourage inclusion of residential uses as part of mixed-use redevelopment in applicable character areas. (Page 220)

The City adopted the new development code in August 2017, the code provides incentives such as height bonuses in exchange for affordable workforce housing units.

The City established the North End Revitalization Task Force in February 2018 responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing.

In January 2019, the Task Force submitted a plan for the north-end revitalization, which included among other recommendations "a variety of housing types and prices that maintains the diversity the North End already has and invites others to move there."

Actions it planned to remove or ameliorate the negative effects of public policies that serve

as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Please see discussion below.

Discussion:

For the period of the Consolidated Plan, the City will analyze and implement the housing priority actions and activities adopted in the 2017 Next Ten Comprehensive Plan discussed above, which include: creating a Task Force for recommendations on how to promote more affordable workforce housing, adopt a workforce housing ordinance, and continue to provide incentives for the development of affordable workforce housing in the Development Code.

The city adopted the Economic Development Incentive Policy for Business and Employment Growth in 2011 and updated it in July 2017 to include incentives for Affordable Workforce Housing. Available incentives include permit fee and/or impact fee waivers for projects with 150+ new/replacement housing units that have at least 20 percent of the units available for families with annual incomes of no more than 120 percent of the area median income.

AP-85 Other Actions – 91.220(k)

Introduction:

The Annual Action Plan must describe the jurisdiction's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

Actions planned to address obstacles to meeting underserved needs

As noted in the Housing Authority of Fulton County (HAFC) 5-year Plan and Annual Plan public housing units are typically fully occupied. The primary need for tenants and applicants on waiting lists who are predominantly elderly and disabled is the availability of affordable units.

The priority for the Housing Authority of Fulton County (HAFC) outlined in the agency's 5-year Plan is to maximize the number of affordable units available to the agency and increasing the number of affordable units overall.

The HAFC plans to meet its 5-year goals by:

- (1) Leveraging affordable housing resources in the community through the creation of mixed - finance housing
- (2) Applying for additional Housing Choice Vouchers should they become available
- (3) Pursuing housing resources other than public housing or HCV tenant-based assistance.

For 2020, the City does not plan to undertake any actions to address affordable housing needs.

Actions planned to foster and maintain affordable housing

As part of the implementation of the priority actions stated in the Next 10, the City established the North End Revitalization Task Force in February 2018 responsible for conducting detailed research and

analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing.

In January 2019, the Task Force submitted a plan for the north-end revitalization, which included among other recommendations “a variety of housing types and prices that maintains the diversity the North End already has and invites others to move there.”

The city will continue implementing the Economic Development Incentive Policy for Affordable Housing. Available incentives include permit fee and/or impact fee waivers for projects with 150+ new/replacement housing units that have at least 20 percent of the units available for families with annual incomes of no more than 120 percent of the area median income. Also, the City will implement the housing activities stated in the Next Ten Comprehensive Plan such as establishing zoning to encourage greater range of housing choices, adopt a workforce housing ordinance, provide resources and assistance to encourage the redevelopment of priority redevelopment areas.

Actions planned to reduce lead-based paint hazards

The 2010 Census indicates that approximately 30% of the renter-occupied units within the City have the potential to contain lead-based paint. These units would mostly be located in the LMI income areas of the City. However, more detailed information would be required prior to developing a strategy for addressing lead-based paint. At the present time, the City is not planning to undertake any housing activities and will not disturb lead-based paint. The City will coordinate with the Fulton County Health Department to reduce lead-based paint hazards for children. In addition, the City's code enforcement department will be alert for lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The core premise of the anti-poverty strategy is that employment is the vehicle through which those who are impoverished can best achieve the goal of self-sufficiency. The most efficient method for reaching this goal is for the City to strive for an economic climate that leads to the availability of a wide range of possible jobs available for these individuals. In 2012, the City adopted an Economic Development Plan with a city-wide focus and a City Center Master Plan to guide the redevelopment of the City's core area. Both of these plans focus on priorities adopted by the City Council to attract, retain, and strengthen business activities throughout the City and across all employment sectors. In addition to these plans, in 2010 the state of Georgia announced that Sandy Springs had been chosen for the Opportunity Zone Job Tax Credit Program which will help encourage new businesses to locate in the City - or existing businesses to expand. The program is administered by the Georgia Department of Community Affairs and offers the highest tax advantages for companies and is the most user-friendly job tax credit in the state. It allows businesses to apply a tax credit of \$3,500 per net new job created

against the company's state income tax liability.

Actions planned to develop institutional structure

For the period of the 2018-22 Consolidated Plan, the City's strategy for addressing the special needs populations is to ensure continued review and evaluation of permit applications for compliance with ADA requirements.

Actions planned to enhance coordination between public and private housing and social service agencies

While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a \$100,000 grant from its general fund to the Community Assistance Center annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals. In addition to continuing its support of the CAC, the City's objectives for enhancing coordination will be as follows:

1. Coordinate with the Fulton County Office of Workforce Development to determine if programs or partnerships with service agencies could help the City achieve a reasonable antipoverty strategy

Discussion:

The actions outlined above will facilitate the City's ability to overcome obstacles in meeting the underserved needs of the identified populations.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|---|-------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | \$TBD |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | |
| 3. The amount of surplus funds from urban renewal settlements | |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | |
| 5. The amount of income from float-funded activities | |
| Total Program Income | \$TBD |

Other CDBG Requirements

1. The amount of urgent need activities

Discussion

The City determined that it will use its CDBG allocation for the Roswell Road sidewalk project, with the possibility of diverting some or all of the funds for the COVID-19 response, as well as the CARES Act allocation for the 2020 program year for the COVID-19 response. And, if needed, the City desires the ability to target up to 15% of the CDBG funds currently on hand and what may be awarded to the City in 2021 to further assist in economic recovery. The City proposes to fund activities that ameliorate the negative economic impacts of the virus on Sandy Springs residents and businesses, with an emphasis on assisting low income citizens. To accomplish this, the City plans to distribute funds to local non-profits that serve those who are of low or moderate income as well as provide economic development loans to small businesses that serve or employ those who are of low or moderate income. The City will also explore other ways that comply with HUD guidelines to assist in the pandemic response, should they arise.

